

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for October 29, 2003 PLANNING COMMISSION MEETING

**P.A.S.:** Street and Alley Vacation #03016

**PROPOSAL:** To vacate all of Telluride Circle.

**LOCATION:** One block south of Fletcher Avenue and one block west of N. 27<sup>th</sup>.

**LAND AREA:** 45,554 square feet, more or less.

**CONCLUSION:** With conditions, this conforms to the Comprehensive Plan.

<b><u>RECOMMENDATION:</u></b>	Conforms to the Comprehensive Plan
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### **GENERAL INFORMATION:**

#### **SURROUNDING LAND USE AND ZONING:**

North:	Commercial	H-3, Highway Commercial
South:	Residential, undeveloped	R-3, Residential
East:	Open space, commercial	R-3, H-3
West:	Residential	R-3

**HISTORY:** Special Permit #1828 was rescinded by the Planning Director at the request of owner on July 28, 2003 by Administrative Amendment #03053.

Special Permit #1828 for 205 person elderly housing units and 140 child daycare was approved by the City Council on February 28, 2000.

North Creek Preliminary Plat #98021 was approved by the City Council on April 12, 1999.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Land Use Plan indicates this area as urban residential (F-25).

**UTILITIES:** The Public Works & Utilities Department indicated that the Lincoln Water and Wastewater Divisions have existing facilities in the area of the proposed vacation. There is also an existing storm sewer system in place. A permanent easement will need to be established for the entire vacated area. A new plat of this area will be required. The new plat may require relocation or abandonment of these

**TRAFFIC ANALYSIS:** Telluride Circle is classified as a local street in the comprehensive plan (F-103). This street does not provide traffic circulation for surrounding developments.

**ANALYSIS:**

1. This is a request to vacate Telluride Circle. The applicant intends to reconfigure the area and change the right-of-way boundaries. In order to reconfigure the layout, a street vacation is necessary. A preliminary plat has been submitted showing a revised layout and is attached.
2. The Public Works & Utilities Department indicated that portions of the right-of-way be retained as permanent easements until the developer plats the area and relocates the facilities at their own expense.
3. The street vacation will leave lots without frontage or access, therefore, the land must be platted to prevent isolated lots with no frontage on a street. The applicant must submit a plat that provides frontage and access in compliance with Title 26 Land Subdivision Ordinance prior to scheduling the vacation request on City Council. Then the vacation can be approved by the City Council, ownership transferred to the subdividers and the final plat approved and filed with the Register of Deeds.

**BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:**

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.
- 1.2 The abutting owners must submit a final plat that will create lots that front on and have access to public streets or private roadways and all requirements of the final plat have been completed except the transfer of ownership of the vacated street to the subdividers.

Prepared by:

Becky Horner  
Planner

**DATE:** October 14, 2003

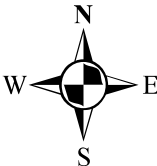
**APPLICANT:** Hampton, LLC  
3801 Union Drive, Suite 102  
Lincoln, NE 68516

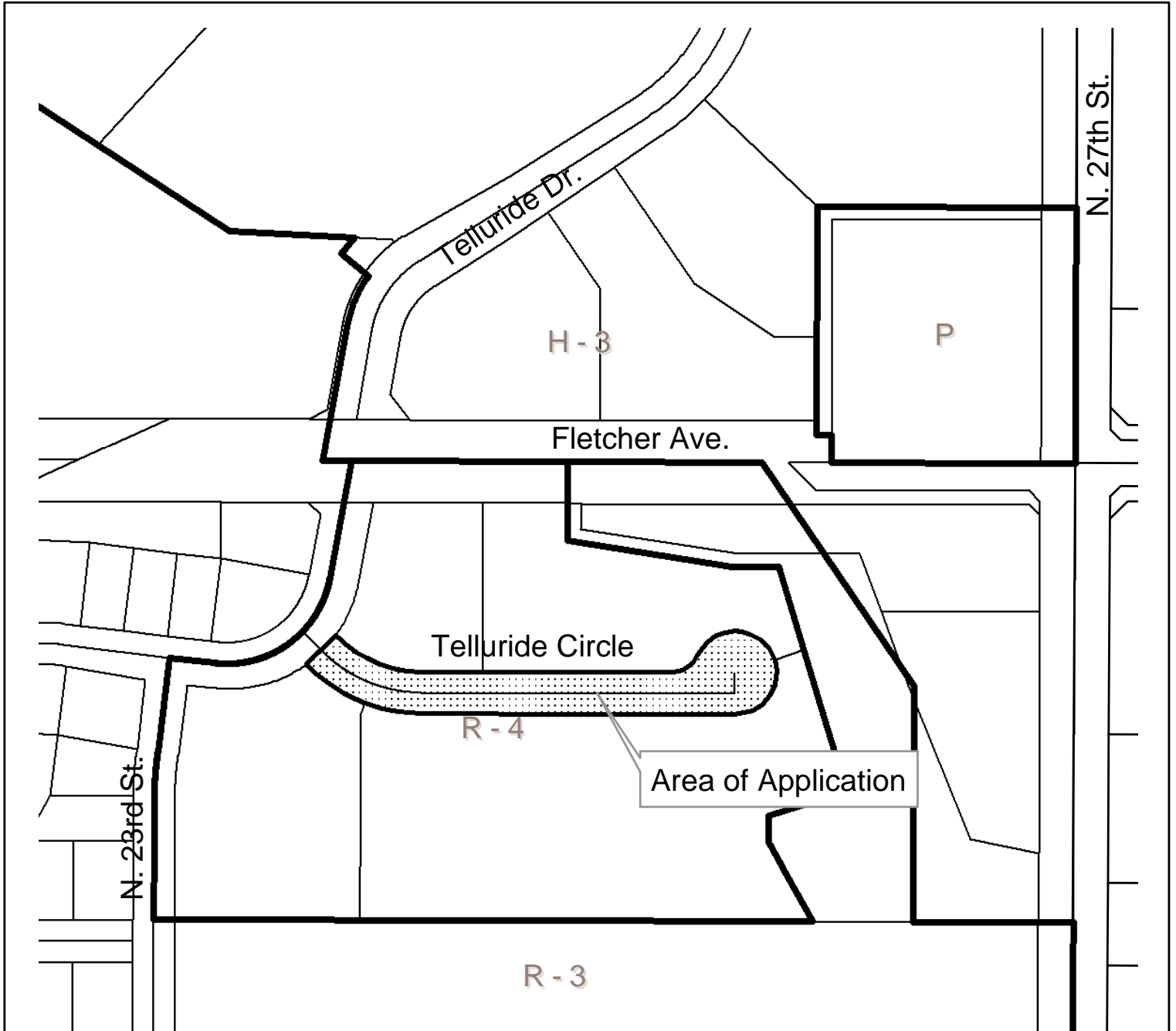
**OWNERS:** Same

**CONTACT:** Same



**Street & Alley Vacation #03016**  
**Telluride Circle**



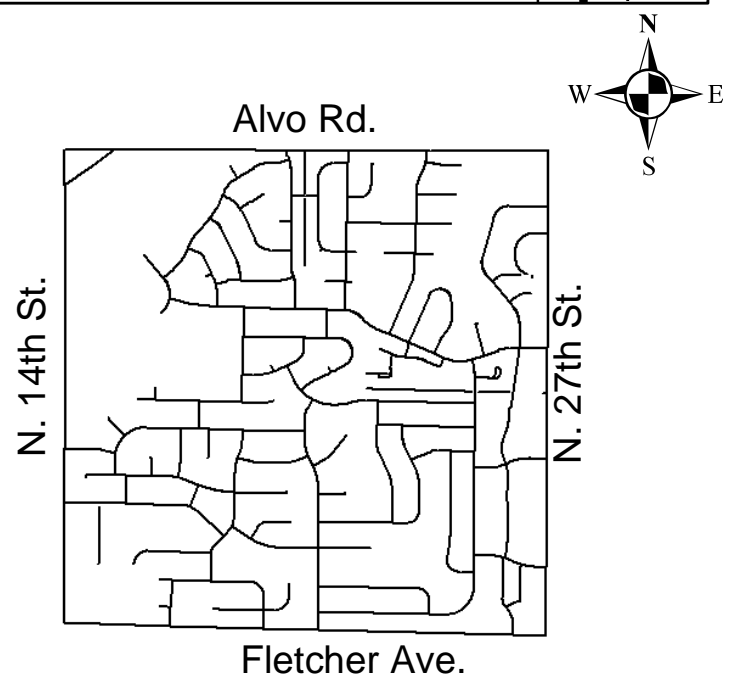
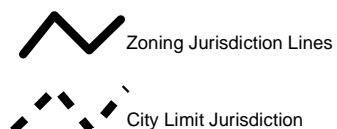


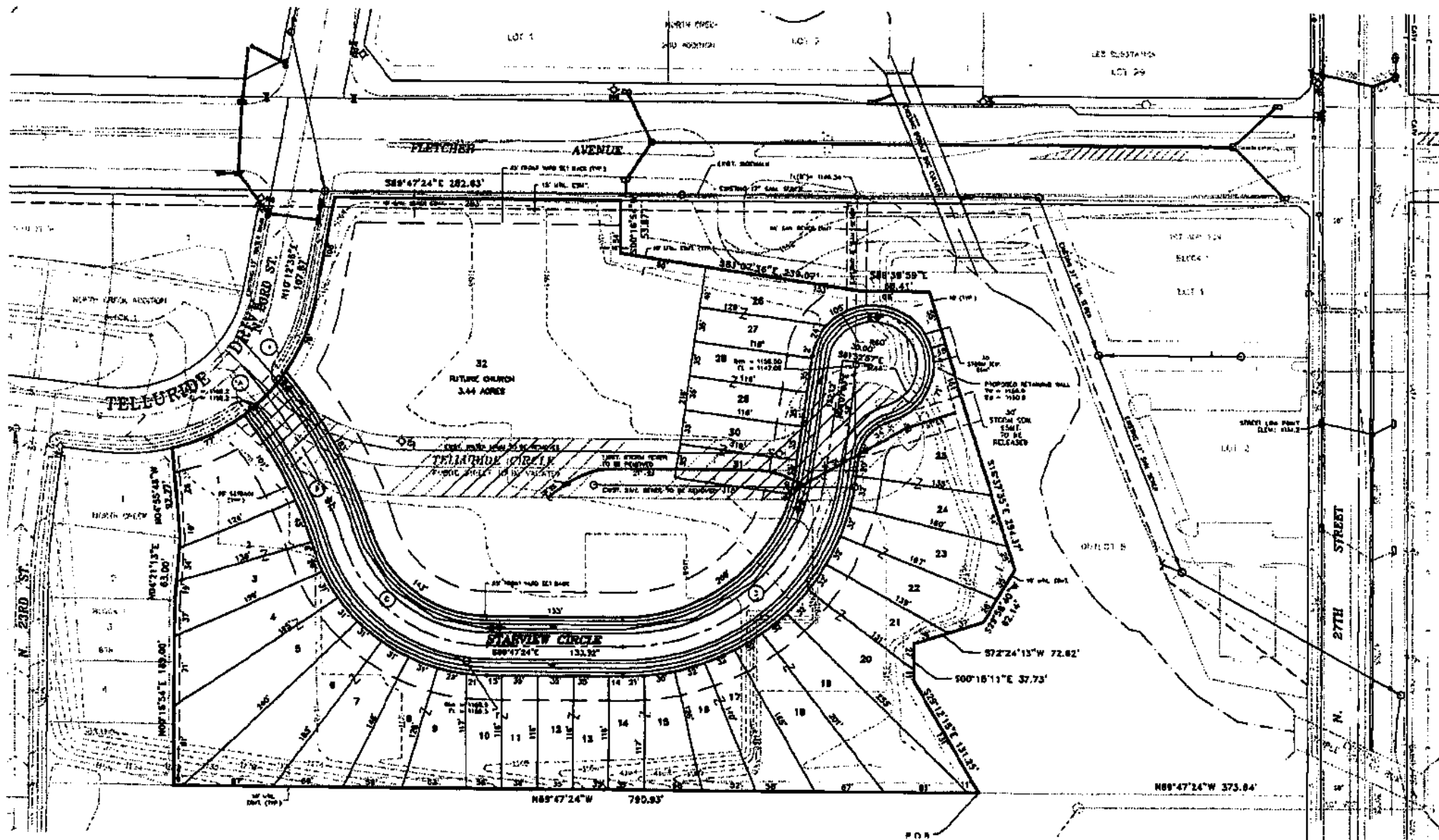
## Street & Alley Vacation #03016 Telluride Circle

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 36 T11N R6E







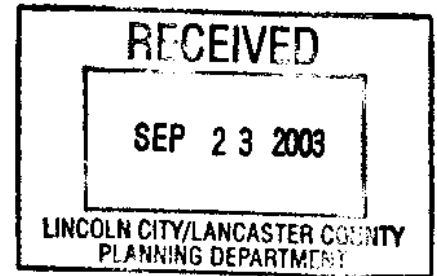
# CITY OF LINCOLN NEBRASKA

MAYOR COLEEN J. SENG

[www.ci.lincoln.ne.us](http://www.ci.lincoln.ne.us)

Engineering Services  
Public Works and Utilities Department  
Allan Abbott, Director  
531 Westgate Blvd.  
Suite 100  
Lincoln, Nebraska 68528  
402-441-7711  
fax: 402-441-6576

September 22, 2003



Lincoln City/Lancaster County  
Planning Commission  
Lincoln, NE 68508

RE: Vacating all of Telluride Circle

Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received proper petitions from Hampton, LLC., owners of Lots 1 through 4, Block 1 North Creek Retirement Addition, to vacate the above described public right-of-way. Petitioner has requested this vacation in order to replat this area.

The Lincoln Water and Wastewater Divisions have existing facilities in the area of proposed vacation. There is also an existing storm sewer system in place. A permanent easement will need to be established for the entire vacated area. A revised plat of this area will also be required. The revised plat may require relocation or abandonment of these utilities.

The Department of Public Works and Utilities recommends approval of this vacation request with the above described conditions. This vacation contains an area of 45,554 Square feet, more or less.

Sincerely,



Byron Blum  
Engineering Services

cc: Mayor Coleen J. Seng  
Allan Abbott  
Marvin Krout  
Marc Wullschleger  
Roger Figard  
Randy Hoskins  
Nicole Fleck-Tooze  
Joan Ross  
Clint Thomas  
Dana Roper

Telluride Vac Ltr tdm.wpd